

[REDACTED]

To: City of Wagga Wagga
Subject: Application No: DA20/0427

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Attention: Amy Crouch
Application No: DA20/0427
File No: D/2020/0427

Hi Amy,
I just wanted to make a few comments on the Development Application for 3 attached dwellings to be built on 334 Edwards Street Wagga Wagga.

[REDACTED]

What really concerns me about this development and in fact, most new developments, is the allocation of car spaces.

This application is for a block of units, each with 3 bedrooms. The plan has car parking for 2 cars per unit on a site that is 3 meters narrower than the 20 meters prescribed for this type of development.

Lets take the parking, now while the allotted 6 car spaces are within guidelines, is that adequate? To consider this I think we need to look at who the potential occupants are. As this development is being touted as being in line with the Health and Knowledge Precinct, there is a high likelihood of these units being occupied by Students or young professionals in share housing arrangements. Particularly if the properties were to be available for rental from investment buyers.

The least likely potential occupants would be families with young children given the proximity to the very busy highway and the limited outdoor space.

Two other groups have a high likelihood and they are families with teenagers and couples working from home. But I feel the most likely outcome will be 3 students/young professionals sharing the units. The most likely outcome of 3 people sharing a unit is 3 cars per unit. And yes they may walk to work but they will still own a car for other use. So if that is the case, where do the other 3 cars park? In a residential suburb, a development of this sort wedged between houses, you would be ok to say that those cars could park on the street (even if the neighbours wouldn't be happy) but on the

highway, is that really the solution you want to put forward to impede the visibility of cars coming out of driveways into the flow of highway traffic. Then what about garbage night. 6 bins spaced as per Council guidelines is 6.1 meters of un-impeded kerbside space required. What happens to the cars on garbage days?

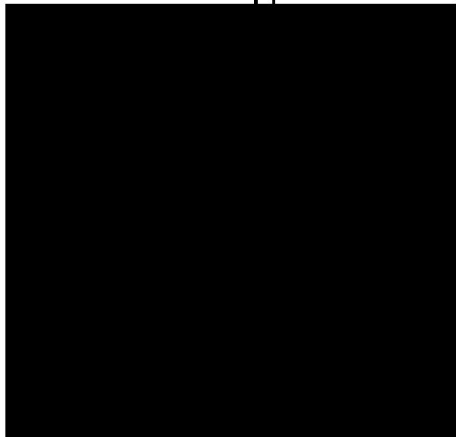
I know the application states that as there are only 3 units they are not required to provide visitor car parking but I really don't think that is acceptable on a highway and we should look at this under the guise of current good practice rather than what has been allowed in the past. You also need to consider the number of potential visitors, 3 students sharing a unit may potentially have at least one frequent visitor (day or night) which is another 3 cars per unit to accommodate. I can see the overflow of cars will end up parking across the road at the Red Rooster site and I am sure the occupants of that site will not be happy with people taking up customer car parks.

Parking space requirements need to be reassessed now that more people have cars and making the move to higher density living will need new standards established. 10 – 15 years ago, teenagers used Mum or Dad's car, these days they have their own.

Another consideration needs to be looked at is the number of times the cars will be slowing traffic to turn into their driveway and having to negotiate parked cars will impact that as well and then the risk of accidents from traffic turning out of the Red Rooster complex across the highway (yes there is a no right hand turn sign as you exit Red Rooster but many drivers ignore that) and may not realise that the cars will be turning and it can lead to accidents. It also needs to be factored in is the number of vehicles that are travelling West on the Highway that stop in the centre lane to turn into the Red Rooster complex and the impact that will have on traffic flows with more vehicles turning into this development and other traffic switching lanes to avoid having to stop.

The property is 17 metres of street frontage when Council's Development Control Plan says the minimum for the type of development is 20 meters a significant difference of 3 meters. There would be reasons that Council established a 20 meter minimum and just ignoring this isn't right. And this on top of wanting a 42% site coverage when the DCP states 40% max is pushing limits.

Thank you for the opportunity to raise my issues and look forward to seeing the outcome of the application.



[REDACTED]

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Attn. Amy Crouch

Dear Sir /Madam

With reference to the above development application ,my only concern is the the Old Sugar Gum tree situated in the NW corner [REDACTED]

This is a valuable tree and [REDACTED] in "good shape" over the years i.e having it pruned by an Arborist .Mark Kendall has shaped and pruned this tree [REDACTED]

I understand that there are large branches overhanging the proposed development site that will have to be "dealt with" ,but not in a way that will jeopardize the integrity of the tree

[REDACTED]

[REDACTED]

Sent: Thu, 24 Sep 2020 07:18:50 +1000
To: City of Wagga Wagga
Subject: Development application: DA20/0427 File No. D/2020/0427: 334 Edward Street, Wagga
Importance: Normal

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ATTN: Amy Crouch

Hi Amy,

We have received a notice from council regarding the above development application. [REDACTED]
[REDACTED]

We would like to raise a couple of objections from our perspective in regards to shadowing and the landscape proposal.

Not indicated on any of the adjoining views [REDACTED] is the fact that [REDACTED] inground pool located in the [REDACTED] which, according to the shadow diagrams will be impacted. [REDACTED] pool does have afternoon shadow but currently not nearly as significant as that being shown in the shadow approximations.

Also proposed in the vicinity of the pool is the planting of a *Lagarstroemia Indica x L fauriei* Biloxi. This tree at maturity is 8 x 5m and deciduous, not conducive to a pool being in the near locale. Blossom and leaf shedding in proximity to the pool yard and thereby the pool is a concern, we already contend with same from the property adjacent. Could consideration be given to planting something evergreen and not so large at maturity?

[REDACTED]